

**Certificate of Notice Page 1 of 3**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Robert J Williams, Jr.  
 Patricia M Williams  
 Debtors

Case No. 18-15270-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: JEGilmore  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 10

Date Rcvd: Apr 10, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 12, 2020.

db	#+Robert J Williams, Jr., 2758 Plum Street, Philadelphia, PA 19137-1606
jdb	+Patricia M Williams, 2758 Plum Street, Philadelphia, PA 19137-1606
aty	+JASON BRETT SCHWARTZ, PINCUS LAW GROUP, PLLC, 425 RXR Plaza, Uniondale, NY 11556-3811
cr	New Penn Financial, LLC d/b/a Shellpoint Mortgage, P.O. Box 10675, Greenville, SC 29603-0675
cr	+NewRez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601-5115

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg	E-mail/Text: megan.harper@phila.gov Apr 11 2020 03:54:20 City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	E-mail/Text: RVSVCBICNOTICE1@state.pa.us Apr 11 2020 03:53:43 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
smg	+E-mail/Text: usapae.bankruptcynotices@usdoj.gov Apr 11 2020 03:54:00 U.S. Attorney Office, c/o Virginia Powell, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr	+E-mail/Text: megan.harper@phila.gov Apr 11 2020 03:54:20 CITY OF PHILADELPHIA, Tax & Revenue Unit, 1401 JOHN F. KENNEDY BLVD., 5TH FLOOR, Major Tax Litigation Division, Philadelphia, PA 19102-1613
cr	+E-mail/PDF: gecsed@recoverycorp.com Apr 11 2020 04:51:00 Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
	TOTAL: 5

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 12, 2020

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 10, 2020 at the address(es) listed below:

JASON BRETT SCHWARTZ	on behalf of Creditor	NewRez LLC d/b/a Shellpoint Mortgage Servicing
jschwartz@mesterschwartz.com		
KENNETH G. HARRISON	on behalf of Debtor Robert J Williams, Jr.	kgheesq@juno.com
KENNETH G. HARRISON	on behalf of Joint Debtor Patricia M Williams	kgheesq@juno.com
LEROY W. ETHERIDGE, JR.	on behalf of Trustee WILLIAM C. MILLER, Esq.	ecfemails@ph13trustee.com, philaecf@gmail.com
MICHAEL C. MAZACK	on behalf of Creditor	US Bank Trust NA mmazack@lynchlaw-group.com
PAMELA ELCHECH THURMOND	on behalf of Creditor	CITY OF PHILADELPHIA pamelathurmond@phila.gov, karena.blaylock@phila.gov
REBECCA ANN SOLARZ	on behalf of Creditor	Nationstar Mortgage LLC d/b/a Mr. Cooper
bkgroupp@kmlawgroup.com		
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov	
WILLIAM C. MILLER, Esq.	ecfemails@ph13trustee.com, philaecf@gmail.com	

TOTAL: 9

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: \* CHAPTER 13  
ROBERT & PATRICIA WILLIAMS \* BANKRUPTCY NO. 18-15270  
Debtor

ORDER

AND NOW this 9th day of April,  
2020, upon consideration of Debtor's Motion to Sell Real  
Estate Free and Clear of Liens or Other Interests, it is  
hereby **ORDERED** that:

1. The Motion is **GRANTED** pursuant to 11 U.S.C. 363(b).

2. The Debtor is **AUTHORIZED** to sell the real estate  
known as 2758 Plum Street, Philadelphia, PA for the sale  
price of \$117,000.00 to Rehab Renovations Trust, or its  
assignee.

Subject to changes between the estimated settlement  
sheet/closing disclosure and the final settlement  
sheet/closing disclosure, the proceeds of the sale,  
including any funds held as a deposit made by or on behalf  
of the Buyer, shall be distributed in the following matter:

- |  |                     |
|--|---------------------|
| 1. Ordinary and reasonable settlement costs,<br>including, but not limited to those related<br>to notary services, deed preparation,<br>disbursements, express shipping, surveys,<br>municipal certifications, or any other such<br>routine matters to be paid by Seller | \$ <u>0</u>         |
| 2. Mortgage liens to be paid directly at<br>closing to Mr. Cooper (estimate)   | \$ <u>93,130.30</u> |
| 3. City of Philadelphia Real Estate Taxes  | \$ <u>0</u>         |
| City of Philadelphia Water Revenue Bureau  | \$ <u>1,049.20</u>  |
| PGW  | \$ <u>460.53</u>    |
| 4. Property repairs, if any  | \$ <u>0</u>         |
| 5. Real estate commission  | \$ <u>0</u>         |
| 6. Transfer tax (to be paid by Buyer<br>Seller pays \$0)   | \$ <u>0</u>         |

7.	Attorney fee (filing fee) to Kenneth G. Harrison, Esq.	\$ <u>181.00</u>
8.	Any small (less than \$300) allowances agreed to be made by the Buyer to settle any unforseen dispute arising at settlement	\$ <u>0</u>
A.	SUBTOTAL	\$ <u>94,821.03</u>
9.	Less credit to Debtor for real estate taxes through year end	\$ <u>831.23</u>
B	SUBTOTAL	\$ <u>23,010.20</u>
10.	Payment to Chapter 13 Trustee	\$ <u>0</u>
	NET PROCEEDS to Debtor	\$ <u>23,010.20</u>

3. U.S. Bank Trust National Association as Trustee of the Lodge Series IV Trust shall satisfied said mortgage and any other lien it has against the property or debtor.

4. No further payments shall be made by the Chapter 13 Trustee to U.S. Bank Trust National Association as Trustee of the Lodge Series IV Trust and they will withdraw their proof of claim in this matter.



---

**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**